



QUINCY PLANNING BOARD
1305 Hancock Street, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375



DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING **Wednesday, May 14, 2014**

The regular meeting of the Quincy Planning Board will be held on Wednesday, May 14, 2014 at 7:00 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock Street, Quincy, Massachusetts 02169.
The Public is welcome to attend.

AGENDA

7:00 PM Call to Order by Chairman
7:05 PM Vote on minutes of the April 16, 2014 Planning Board meeting

3 PUBLIC HEARINGS & 1 CONTINUED PUBLIC HEARING:

7:10 PM Public Hearing, 10 & 18 Merrymount Road, Special Permit and Site Plan Review, Planning Board Case No. 2014-05

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, May 14, 2014 at 7:10 P.M. in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Boston Property Development for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review) and Title 17, Section 5.1.17 (parking) for the conversion of the existing commercial office building into Twenty-Three (23) residential units on the property known as 10 Merrymount Road and the construction of a Twenty (20) vehicle parking lot on 18 Merrymount Road along with related improvements thereon. The subject properties at 10 & 18 Merrymount Road are located within a Business C zoning district and shown on City of Quincy Assessors' - MBL 1124 / 2 (10 Merrymount Road) and MBL 1124 / 3 / 8 (18 Merrymount Road).

7:30 PM Public Hearing, 33 Grafton Street (All Saints Community Church), Site Plan Review, Planning Board Case No. 2014-07

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, May 14, 2014 at 7:30 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Guaranteed Builders and Developers, Inc., 14 West Street, Douglas, MA 01516 on behalf of All Saints Community Church, for Site Plan Review under Quincy Zoning Ordinance Title 17, Sections 9.5 Site Plan Review, 9.5.1.4. The proposed work site is located at 33 Grafton Street. The All Saints Community Church seeks to construct a 1,200 square foot single story building for religious education purposes on the lot with the existing church building in a Residential B Zoning District. The property is 18,859 square feet and is shown on Assessors Map 2048/20/92.

7:45 PM Continued Public Hearing, 226 Quincy Avenue, Special Permit and Site Plan Review Planning Board Case No. 2014-06

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a continued public hearing on Wednesday, May 14, 2014 at 7:45 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Lucky Supermarket, Inc., Yumei Zheng, President, for a Special Permit, Site Plan Review and grant of both parking and loading waivers by Special Permit under Quincy Zoning Ordinance Title 17, Sections 3.1.3 Major Nonresidential Use, 5.1.17 and 5.2.6. The proposed work site is located at 226 Quincy Avenue and the proposal is to demolish an existing 5,924 SF accessory storage building and construct a new 60' x 105' addition and loading dock on the back

of the main building. The addition contains 12,600 square feet on 2 floors. The existing nonconforming parking lot will be reconfigured to conform to the new building layout. The lot is 70,658 square feet. The land is within the Business B zoning district and is shown on Assessors Map 2085B as Lot 14.

8:00 PM Public Hearing, 8-10 Newhall Street, Site Plan Review, Planning Board Case No. 2014-08

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, May 14, 2014 at 8:00 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Ming Ha for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5 Site Plan Review. The property is located at 8 - 10 Newhall Street and contains an existing two-family house and a separate stable in the rear. The proposal is to renovate the stable and convert the building into one residential unit of 1,386 square feet. The proposed use will result in three units and two residential buildings on the lot. The land is within the Residence B zoning district and is shown on Assessors Map 6053, Lot 20.

BUSINESS MEETING:

1. Execute Planning Board Decisions (2):
 - 39(-47) Fayette Street, Site Plan Review, Planning Board Case No. 2014-02
 - 54 Miller Street, Special Permit--Signage only with Conditions, 2012-02
2. South Shore YMCA, 79 Coddington Street & related parcels: Status Report to the Board, Site Plan and Building Revisions, Planning Board Case No. 2011-05
3. Review of City Council Order 2014-0107 related to sale of City-owned land located at 20 Furnace Ave.

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD